

170.B

0001

0304.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

Total Card / Total Parcel

455,400 / 455,400

455,400 / 455,400

455,400 / 455,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	GREEN BARBARA M	Unit #:	304
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Owner 2:	
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Owner 3:	
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Street 1:	88 PARK AVE #304
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02476	Type:	
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**PREVIOUS OWNER**

Owner 1:	
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Owner 2:	
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Street 1:	
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Twn/City:	
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St/Prov:		Cntry:	
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Postal:	
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**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1040 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6044																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	455,400			455,400		
							143776
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

Total Card	0.000	455,400		455,400	Entered Lot Size
Total Parcel	0.000	455,400		455,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	437.88	/Parcel: 437.8

Source:	Market Adj Cost	Total Value per SQ unit /Card:	437.88	/Parcel: 437.8	Land Unit Type:
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Parcel ID	170.B-0001-0304.0
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!13207!

**USER DEFINED**

Prior Id # 1:	143776
Prior Id # 2:	
Prior Id # 3:	
Date	Time

12/11/20	03:11:39
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Prior Id # 1:	
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Prior Id # 2:	
---------------	--

Prior Id # 3:	
---------------	--

ASR Map:	
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2008	171	Redo Kit	40,000			G9	GR FY09	bath remodel also
10/24/2007	981	New Wind	10,800					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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Date	Result	By	Name
5/22/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

**EXTERIOR INFORMATION**

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	3 - Brick or Stone
Frame:	1 - Wood
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	BRICK
View / Desir:	F - Fair

**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1984
Eff Yr Blt:	
Alt LUC:	
Jurisdict:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>SPEC FEATURES/YARD ITEMS</b>									

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

**BATH FEATURES**

Full Bath:	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

Building Number 1.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 4	BRs: 1
	Baths: 1	HB: 0

**OTHER FEATURES**

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Fpl:	0	Rating:	Average
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	F - Front
Total Units:	
Floor:	2 - 2nd Floor
% Own:	2.039999962

**DEPRECIATION**

Phys Cond:	GD - Good	16.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	16.8		%

**CALC SUMMARY**

Basic \$ / SQ:	320.00
Size Adj.:	1.07692313
Const Adj.:	0.94490540
Adj \$ / SQ:	325.629
Other Features:	36864
Grade Factor:	1.10
NBHD Inf:	1.32500005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	547318
Depreciation:	91949
Depreciated Total:	455368

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	474.60
Special Features:	0	Val/Su Net:	437.88
Final Total:	455400	Val/Su SzAd:	437.88

**PARCEL ID**

170.B-0001-0304.0

**SKETCH****REMODELING****RES BREAKDOWN**

Exterior:
Interior:
Additions:
Kitchen:
Baths:
Plumbing:
Electric:
Heating:
General:

**Totals**

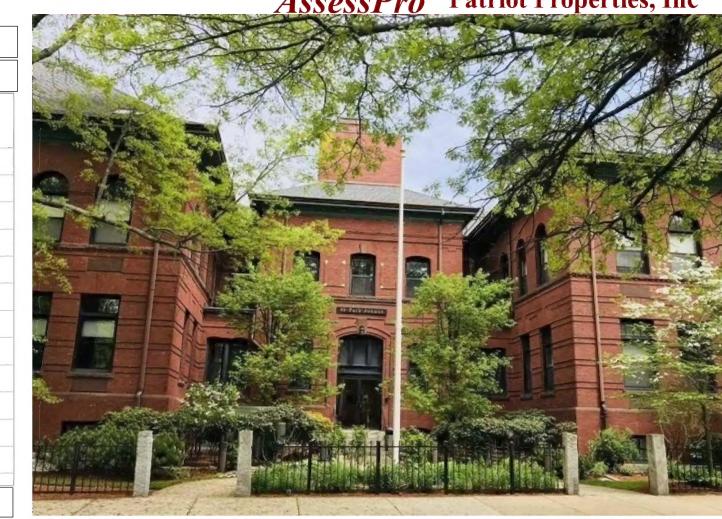
1	4	1
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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,040	325.630	338,654
Net Sketched Area:				338,654
Size Ad	1040	Gross Are	1040	FinArea
1040				1040

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc